

CLERMONT COUNTY PLANNING COMMISSION REGULAR MEETING
February 23, 2016

The Second Regular Meeting of the Clermont County Planning Commission was held on Tuesday, February 23, 2016 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Anderson, Mr. Boso, Ms. Cann, Mr. Carter, Mr. Anderson, Mr. Gorman and Mr. Hoffman. The meeting was called to order at 5:00 p.m. by Chairman Anderson with the Pledge of Allegiance to our Flag.

Adele Evans asked the commission to elect a Secretary Pro-Tem in order to attest the December 22, 2015 Meeting Minutes since only one officer is present at today's meeting. Chairman Anderson asked for a motion to nominate Mr. Gorman as Secretary Pro-Tem. Ms. Cann made the motion and the motion was seconded by Mr. Boso. The motion carried unanimously.

APPROVAL OF MINUTES:

Chairman Anderson asked if there were any questions, additions or corrections to the December 22, 2015 Meeting Minutes that had been emailed to the members prior to the meeting. Chairman Anderson asked for a motion to approve the December 22, 2015 Meeting Minutes. Ms. Cann made the motion to approve the minutes, seconded by Mr. Boso. Motion carried unanimously with Mr. Carter abstaining.

STAFF REPORT ON VARIANCE CASES

None

SUBDIVISION CASES

Glenwood Trails Subdivision, Section 2 Construction Plan Extension **Batavia Township**

5:04 p.m.

Chairman Anderson asked members of the audience and staff who would be speaking on behalf of the Planning Commission or on this case to stand and be sworn in.

Taylor Corbett presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the extension of the previously approved construction plans for Glenwood Trails Subdivision, Section 2, located in Batavia Township.

No one was present for this case.

Following a brief discussion, Mr. Hoffman moved that the Planning Commission **approve** the extension of the previously approved construction plans for Glenwood Trails Subdivision, Section 2 per staff's recommendation. The new expiration date would be September 10, 2017. Motion was seconded by Mr. Carter and carried unanimously.

Forest Glen Subdivision, Section 3 Design Plans Extension

Batavia Township

5:08 p.m.

Chairman Anderson asked members of the audience and staff who would be speaking on behalf of the Planning Commission or on this case to stand and be sworn in.

Taylor Corbett presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the extension of the previously approved design plans for Forest Glen Subdivision, Section 3, located in Batavia Township.

No one was present for this case.

Following a brief discussion, Mr. Hoffman moved that the Planning Commission **approve** the extension of the previously approved design plans for Forest Glen Subdivision, Section 3, per staff's recommendation. The new expiration date would be April 28, 2020. Motion was seconded by Mr. Carter and carried unanimously.

STAFF REPORT ON DEDICATION PLATS

None

STAFF REPORT ON ZONING MAP AMENDMENT CASES

Batavia Township Zoning Case #B-03-03Z-PD-MM-16

Batavia Township

5:09 p.m.

Mr. Gorman recused himself and left the room at this time.

Chairman Anderson asked members of the audience and staff who would be speaking on behalf of the Planning Commission or on this case to stand and be sworn in.

Adele Evans presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Batavia Township Zoning Case #B-03-03Z-PD-MM-16 to include and rezone parcels 012005A032. (5 acres) and 022005A007. (50.337 acres) from "A" Agricultural to "PD" Planned Development to create a revised and expanded 275+/- contiguous acre planned development, currently known as Lexington Run.

Jason Wisniewski, Grand Communities Limited, and Denise Kelley, Zoning Administrator, Batavia Township, were present for this case.

Following a brief discussion, Mr. Carter moved that the Planning Commission **recommend approval** of Batavia Township Zoning Case #B-03-03ZPD-MM-16 to rezone the subject parcels from "A" Agricultural to "PD" Planned Development and expand the current Lexington Run PD subject to the condition that all agency review comments are satisfactorily addressed. Motion was seconded by Mr. Boso and carried unanimously.

Mr. Gorman rejoined the meeting at this time.

**Batavia Township Zoning Case #B-01-16Z-PD and Union Township Zoning Case #3-16-Z
Batavia Township and Union Township**

5:15 p.m.

Chairman Anderson asked members of the audience and staff who would be speaking on behalf of the Planning Commission or on this case to stand and be sworn in.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Batavia Township Zoning Case #B-01-16Z-PD and Union Township Zoning Case #3-16-Z to rezone parcel 032008B005 ("R-1" Single Family District) consisting of 60.958 acres to a "PD" Planned Development District. (*Batavia Township*) and to rezone parcel 413102E025 ("M-1" Industrial District and "ER" Estate Residential) consisting of 30.7 acres to a "PD" Planned Development District. (*Union Township*).

Jim Watson, McGill Smith Punshon, representing the applicant Mat Walker of M/I Homes of Cincinnati, LLC, and Denise Kelley, Zoning Administrator, Batavia Township, were present for this case.

Following discussion, Mr. Boso moved that the Planning Commission **recommend approval** of Batavia Township Zoning Case #B-01-16Z-PD and Union Township Zoning Case #3-16-Z to rezone the subject parcels to "PD" Planned Development District subject to the condition that all agency review comments are satisfactorily addressed. Motion was seconded by Ms. Cann and carried unanimously.

Union Township Zoning Case #2-16-Z

Union Township

5:27 p.m.

Chairman Anderson asked members of the audience and staff who would be speaking on behalf of the Planning Commission or on this case to stand and be sworn in.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Union Township Zoning Case #2-16-Z to rezone parcels 413103I295, 413103I306, 413103I307 "ER" Estate Residential District and 413103I289, "M-1" Industrial Zone consisting of 23.237 acres to a "PD" Planned Development District.

Steve Dragon, Agent for Vandercar Holdings Capital, LLC and Cory Wright, Zoning Administrator, Union Township, were present for this case.

Following a brief discussion, Mr. Boso moved that the Planning Commission **recommend approval** of Union Township Zoning Case #2-16-Z to rezone subject parcels from "ER" Estate Residential District and "M-1" Industrial Zone to a "PD" Planned Development District subject to the condition that all agency review comments are satisfactorily

addressed. Motion was seconded by Ms. Cann and carried unanimously.

Pierce Township Zoning Case #Z2016-002

Pierce Township

5:38 p.m.

Chairman Anderson asked members of the audience and staff who would be speaking on behalf of the Planning Commission or on this case to stand and be sworn in.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Pierce Township Zoning Case #Z2016-002 to rezone 43.7 acres of parcel 272809F034, consisting of 56.698 acres from "SFR" Single Family Residential District to "PUD-R" Planned Residential Use.

Tim Hershner, Zoning Administrator, Pierce Township, and Jason Wisniewski, Grand Communities Limited, were present for this case.

Following a brief discussion, Mr. Hoffman moved that the Planning Commission **recommend approval** of Pierce Township Zoning Case #Z2016-002 to rezone subject parcel from "SFR" Single Family Residential District to "PUD-R" Planned Residential Use subject to the condition that all agency review comments are satisfactorily addressed. Motion was seconded by Mr. Gorman and carried unanimously.

Pierce Township Zoning Case #Z2016-003

Pierce Township

5:50 p.m.

Chairman Anderson asked members of the audience and staff who would be speaking on behalf of the Planning Commission or on this case to stand and be sworn in.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Pierce Township Zoning Case #Z2016-003 to rezone parcel 282813F012, "SFR" Single Family Residential District consisting of 109.533 acres to a "PUD-R" Planned Residential Use.

Tim Hershner, Zoning Administrator, Pierce Township, and Jason Wisniewski, Grand Communities Limited, were present for this case.

Following a brief discussion, Mr. Carter moved that the Planning Commission **recommend approval** of Pierce Township Zoning Case #Z2016-003 to rezone subject parcel from "SFR" Single Family Residential District to "PUD-R" Planned Residential Use subject to the condition that all agency review comments are satisfactorily addressed. Motion was seconded by Mr. Hoffman and carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASES

Jackson Township Zoning Case

Jackson Township

5:55 p.m.

Chairman Anderson asked members of the audience and staff who would be speaking on behalf of the Planning Commission or on this case to stand and be sworn in.

Adele Evans presented the Staff Report for this zoning text amendment case. Staff's recommendation was to **recommend approval** of Jackson Township Zoning Text Amendment Case to revise Articles 1, 2, 3, and 8 of the Jackson Township Zoning Resolution.

Bruce Privett, Zoning Administrator, Jackson Township, was present for this case.

Following discussion, Ms. Cann moved that the Planning Commission **recommend approval** of Jackson Township Zoning Text Amendments subject to the condition that all suggestions and comments included in the staff report are implemented. Motion was seconded by Mr. Boso and carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASES

Pierce Township Zoning Case Z2016-001

Pierce Township

6:00 p.m.

Chairman Anderson asked members of the audience and staff who would be speaking on behalf of the Planning Commission or on this case to stand and be sworn in.

Taylor Corbett presented the Staff Report for this zoning text amendment case. Staff's recommendation was to **recommend denial** of Pierce Township Zoning Text Amendment Case Z2016-001 to add an additional zoning district to the Pierce Township Zoning Resolution that appears to be a mix of the "TR" Transitional Residential and "P" Palestine districts.

Tim Hershner, Zoning Administrator, Pierce Township, and Chris Hollie, HSIG, LLC, were present for this case.

Following discussion, Mr. Hoffman moved that the Planning Commission **recommend denial** of Pierce Township Zoning Text Amendment Case Z2016-001 with the following comments:

- 1.) It is suggested that the applicant and Pierce Township collaborate on updating the "TR" zoning district to allow for parcels that are further than 500 feet away from a municipal corporation boundary. The proposed amendment as submitted fits all the regulations currently included in the "TR" district, except for the proximity to a municipal boundary (Section 4.03).
- 2.) Another option would be to revise the minimum acreage requirement in the Planned Development District.

Motion was seconded by Ms. Cann and carried unanimously.

COMMITTEE REPORTS

None

OLD BUSINESS/NEW BUSINESS:

Adele Evans shared information on the new South Afton Commerce Park with the commission.

Adele Evans asked Mr. Anderson to form a nominating committee to select the new chairman and officers for Planning Commission for the current year as they are selected every March. Ms. Evans relayed that Mr. Boso and Ms. Fiscus terms will finish at the end of March and Mr. Fawley's term ends in December when Commissioner Proud's final term is finished.

Ms. Cann, Mr. Hoffman and Mr. Anderson were selected as nominating committee members. The committee will be prepared to propose a slate of officers for the March meeting.

As there was no further business brought before the Planning Commission, Chairman Anderson asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. Meeting adjourned at 6:45 p.m.

Isaac Anderson, Chairman

Natalie Fiscus, Vice Chair